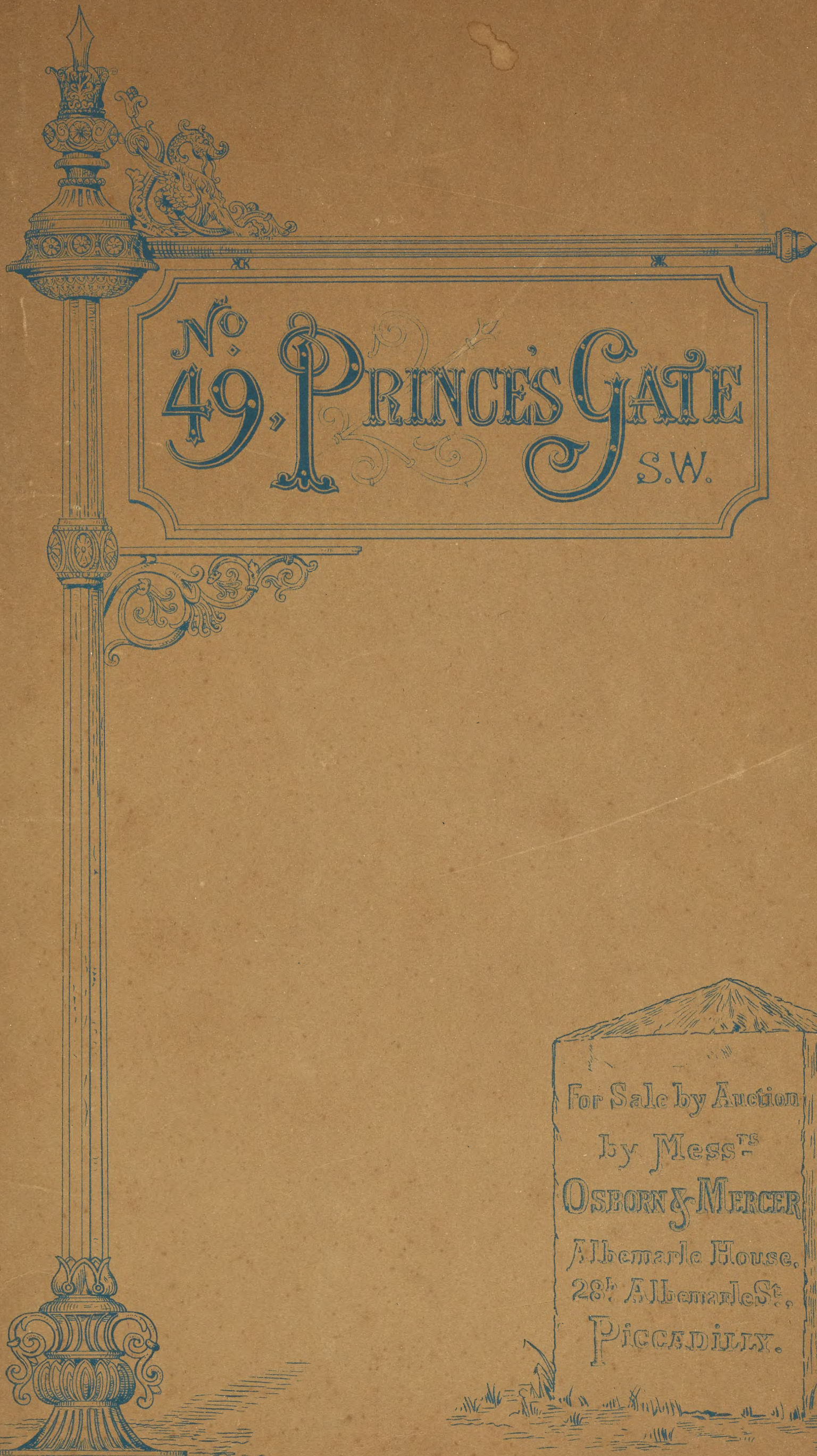


WEST

759.1
W5798



For Sale by Auction

by Mess^{rs}

OSBORN & MERCER

Albemarle House,

28th Albemarle St.,

PICCADILLY.

SMITHSONIAN
INSTITUTION

633.

759.1 ✓
W5708



By order of the Executors of the late F. R. LEYLAND, Esq.

Particulars and Conditions of Sale

OF THE

Noble Leasehold Mansion

No. 49, PRINCE'S GATE, S.W.,

OVERLOOKING THE WHOLE OF

→ PRINCE'S + GARDENS, ←

AND

WITHIN A STONE'S-THROW OF HYDE PARK.

One of the most Sumptuous and Interesting Properties

IN

→ L O N D O N, ←

WITH

EXCELLENT SPACIOUS STABLING NEAR.

WHICH WILL BE SOLD BY AUCTION BY MESSRS.

Osborn & Mercer

At the Mart, Tokenhouse Yard (near the Bank of England),

On *FRIDAY*, the 17th day of *JUNE*, 1892,

At ONE for TWO o'Clock.

May be Viewed by Cards to be obtained of the Auctioneers. Particulars, Views and Conditions of Sale may be had of Messrs. HILL, DICKINSON & Co., Solicitors, 10, Water Street, Liverpool; of Messrs. ROWCLIFFES, RAWLE & Co., Solicitors, 1, Bedford Row, W.C.; and of the Auctioneers, at their Offices,

“ALBEMARLE HOUSE,” ALBEMARLE STREET, PICCADILLY,
LONDON, W.





Situation.

The desirable and most convenient situation of this Property presents itself equally to the Merchant Prince, Nobleman or Artist, being particularly easy of access to the Parks, Clubs, Albert Hall, Theatres, Galleries, and the "Art Homes of Kensington."

Epitome of Accommodation.

Six Reception Rooms, Fourteen Bed Rooms, Five Dressing and Bath Rooms, Spacious Offices. Stabling for Eight Horses.

The above will briefly show that the accommodation is not excessive, neither is it too diminutive, for the occupation of a Family of Distinction, desirous of associating its name with the World of Fashion.

Repair and Decoration.

A small fortune has lately been expended for the purpose of transforming a fine London house into a miniature palace of pure Continental character and exquisite splendour, and this has been effectively carried out under the superintendence and with the valuable assistance of such men of note as Norman Shaw, Jekyll and James McNeill Whistler. The Auctioneers rely on the superb conception of the arrangements of the house and its beautifully executed embellishments, which, when viewed by a connoisseur, necessarily endorsing their opinion that this is

One of the most Sumptuous and Interesting Properties

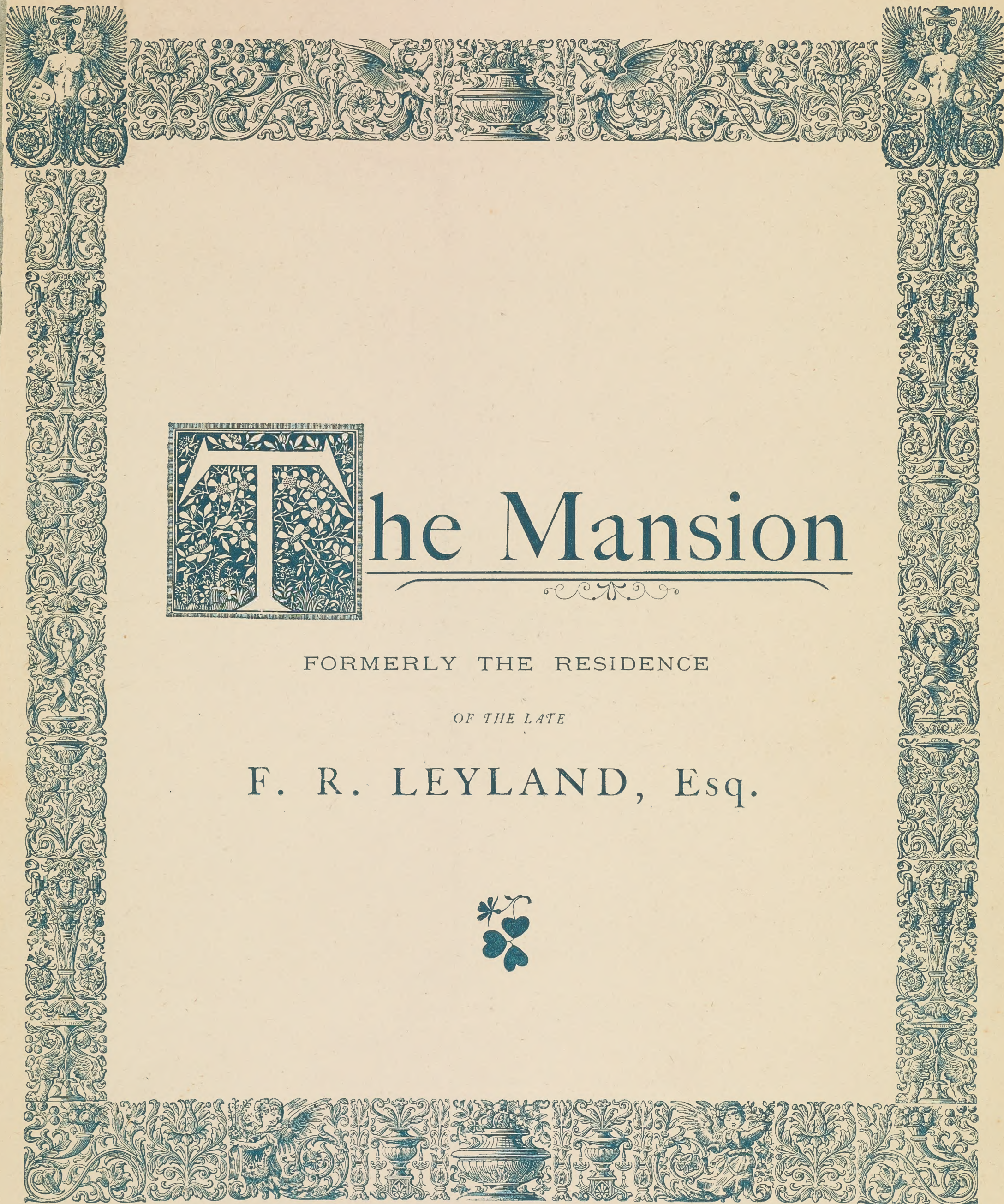
ever placed on the market.

Remarks thus headed * *

Are selections from an article from "Art and Criticism," by permission of the Author, Theodore Child.

Tenure.

The Residence and Stabling are held on Long Leases at moderate Ground Rents.



he Mansion

FORMERLY THE RESIDENCE

OF THE LATE

F. R. LEYLAND, Esq.





*Printed by T. PETTIT & Co., Artistic Printers,
22 & 23, Frith Street, Shaftesbury Avenue, London, W.*



PARTICULARS.



THE
Highly-Artistic Mansion
No. 49,
PRINCE'S GATE,

*Occupies a commanding position at the North-West corner of
Prince's Gardens,*

And is but a stone's-throw from HYDE PARK.



* * The house is not a masterpiece of architecture. Neither is it one of those red brick mansions in the style of Queen Anne, with ample windows and capricious gables, such as have transformed the appearance of western London within the past twenty years : it is simply one of the commodious, rectilinear London residences of the pre-æsthetic period. The outside of the building offers no special interest, but the inside has been transformed by the architects Norman Shaw and Jekyll (aided by a man of exquisite taste, Mr. Murray Marks), into a dwelling of perfect harmony, where nothing offends the eye and everything charms it, and where (surrounded by a most choice collection of pictures by the primitive Italians, and by the so-called English pre-Raphaelites) the inspirer and late owner of the mansion, Mr. F. R. Leyland, realised his dream of living the life of an old Venetian merchant in modern London.

FROM
A Pretty Vestibule
is reached
THE ENTRANCE HALL,

Measuring about 32 ft. by 25 ft.

which has a splendidly rich mosaic floor, and from the same springs

The Magnificent Stone Staircase, with fine Balustrade of gilt bronze

which once adorned

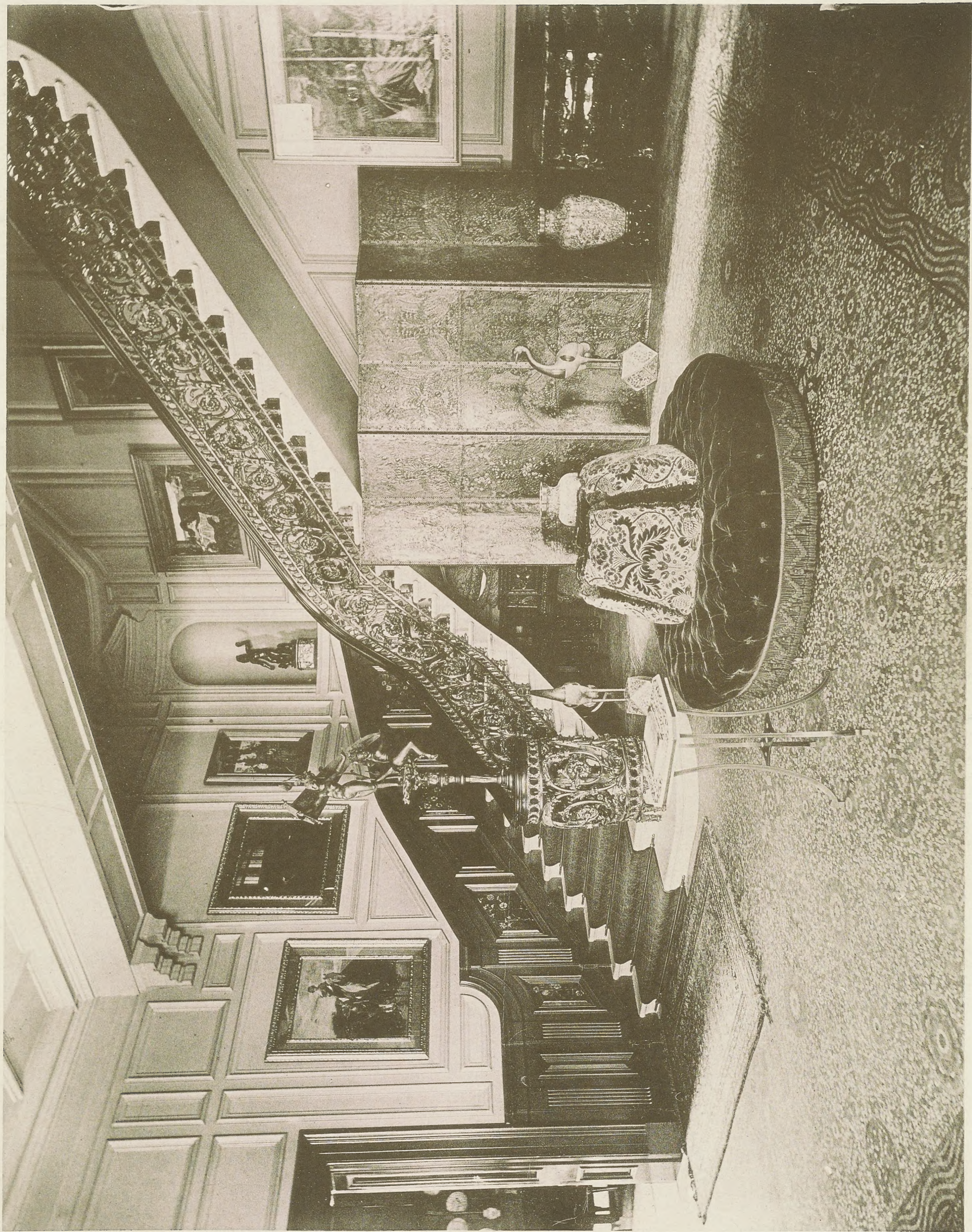
"Northumberland House,"

before that building was demolished to make room for the Avenue that now bears its name. The Balustrade, which is of admirable design, is presumed to have been made at the end of the 18th century, at prosaic Birmingham, in the days when taste had not yet utterly abandoned that industrious Town.



* * * The tonality of the hall and of the staircase, from the foot to the top of the house, is green. The whole is panelled in shades of willow. The dado of the darker shades is enriched with panels imitating aventurine lacquer, decorated with delicate sprigs of pale rose and white flowers in the Japanese taste. These panels are the work of no less a master than

MR. JAMES MCNEILL WHISTLER.



THE STAIR CASE,

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To the right of the Entrance Hall is a

MORNING ROOM,

about 20 ft. 6 in. by 20 ft.,

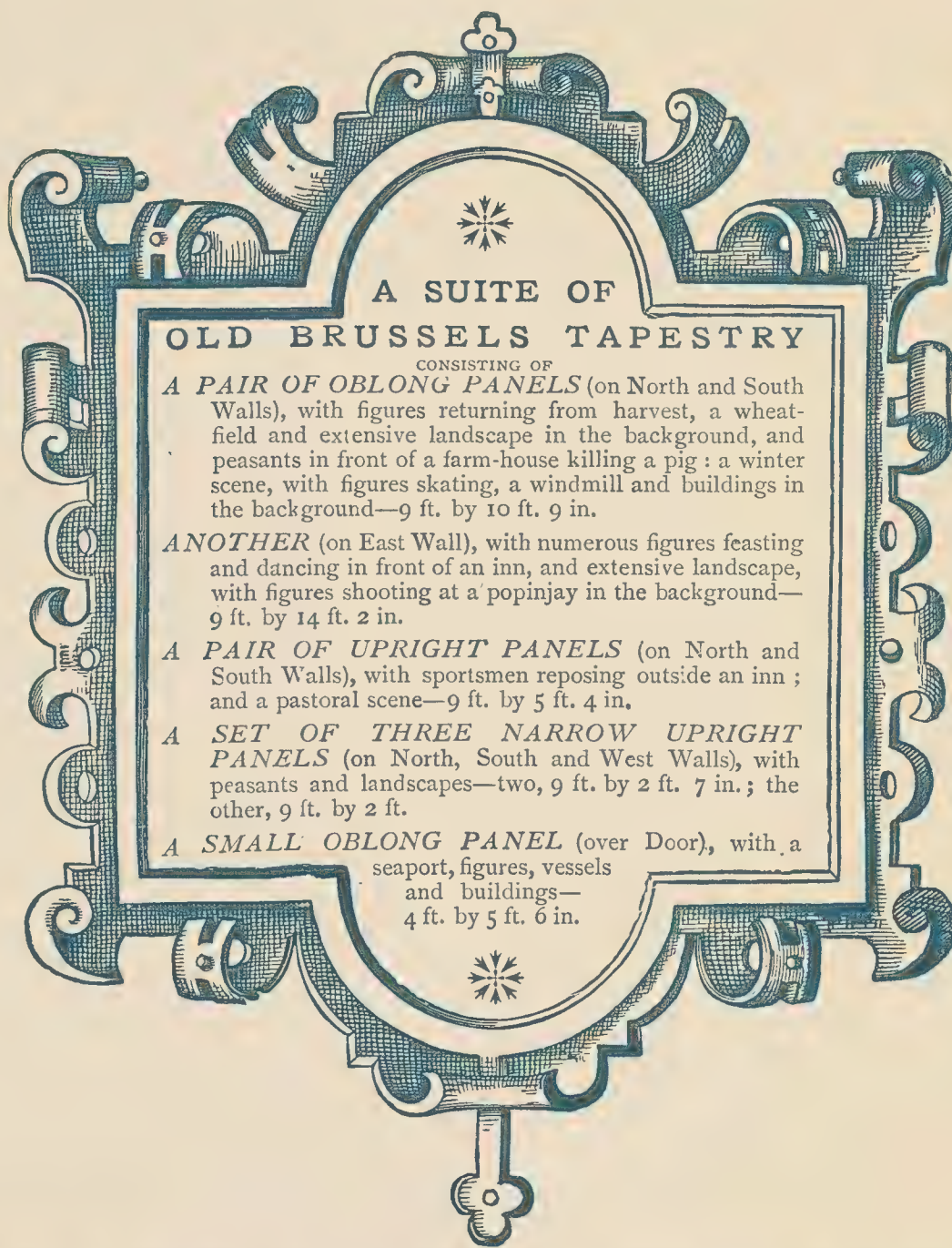
an exceedingly comfortable and cosy apartment, decorated in good taste, the walls and ceiling being panelled with oak, inlaid with black and white woods in simple geometrical design. The walls are covered with

MAGNIFICENT SPECIMENS OF TAPESTRY.

The Auctioneers desire to draw the Special Attention of Buyers to the fact that the whole of the following

Very Valuable Old Tapestries

will be included in the Sale of the Property.



THE DINING ROOM,

34 ft. 6 in. by 20 ft.,

is famous in the Art World under the name of



“The Peacock Room,”

and is a most sumptuous and unique Saloon. It owes the appellation to the decoration with which Mr. Whistler has enriched the walls.

* * * * *

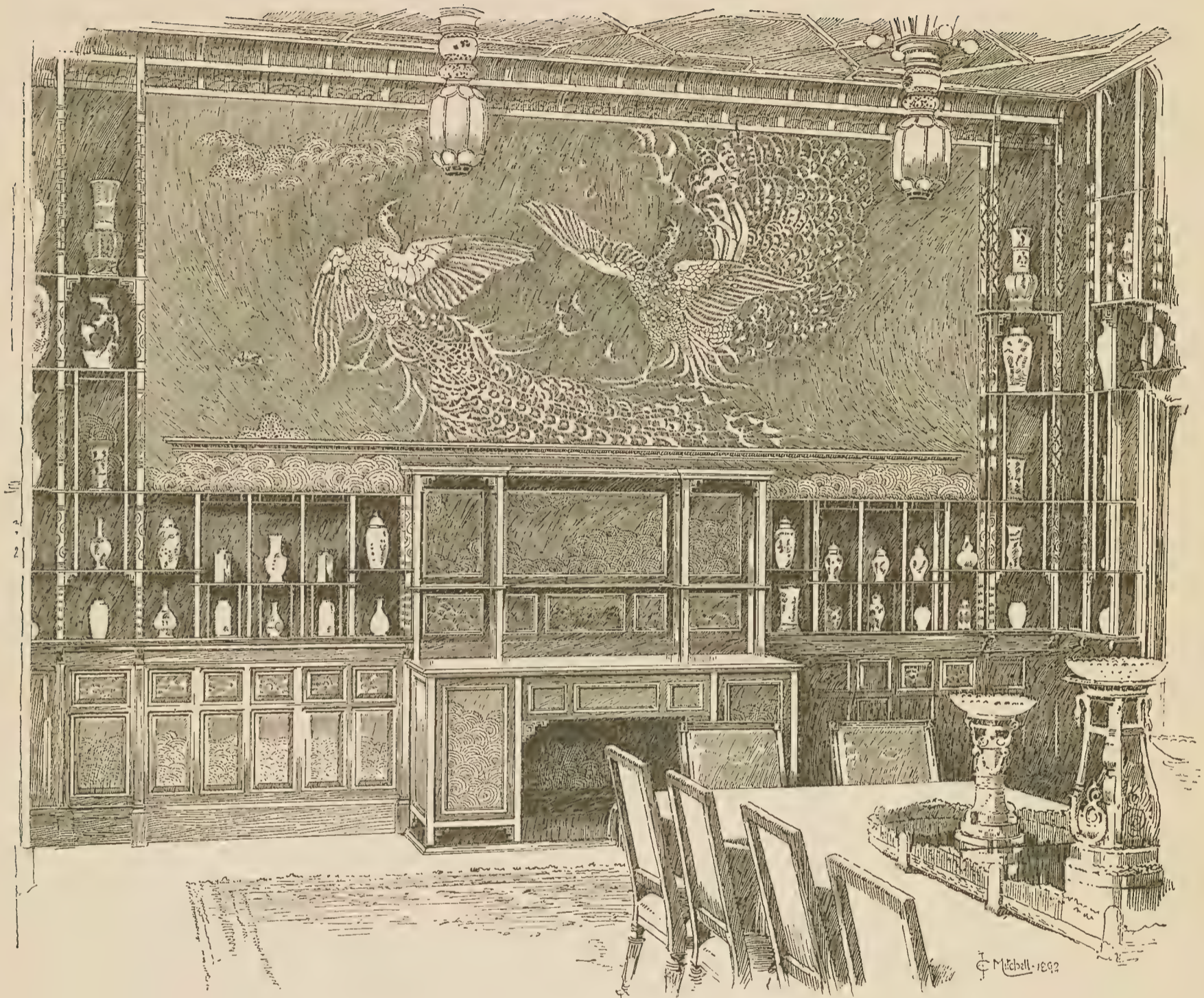
* * To be appreciated properly this room must be seen by artificial light, with the shutters of the three windows closed, and forming each a splendid decorative panel. The general scheme of the room is turquoise blue and gold, and the shelves of carved and gilt wood were designed by Jekyll, who was the architect of the room, with its fine panelled ceiling and pendentives terminating in gas lamps, to which have now been added stars of electric lights. The room, as it was originally conceived by Jekyll, was hung with Spanish leather, and it was by a mere accident that Mr. Whistler came to decorate it. The story is this: Mr. Leyland having bought a picture by Mr. Whistler, representing a woman in a Japanese robe, hung it over the fireplace. The master, having inspected the arrangement, complained that the red flowers scattered over the gold ground of the Spanish leather hurt the harmony of his picture, and proposed to paint them out. Mr. Leyland had paid a thousand pounds sterling for his Spanish leather, but he nevertheless allowed the master to have his way; whereupon Mr. Whistler went on painting and painting until the Spanish leather disappeared



Shutter in the Dining-room, decorated by J. McNeill Whistler.

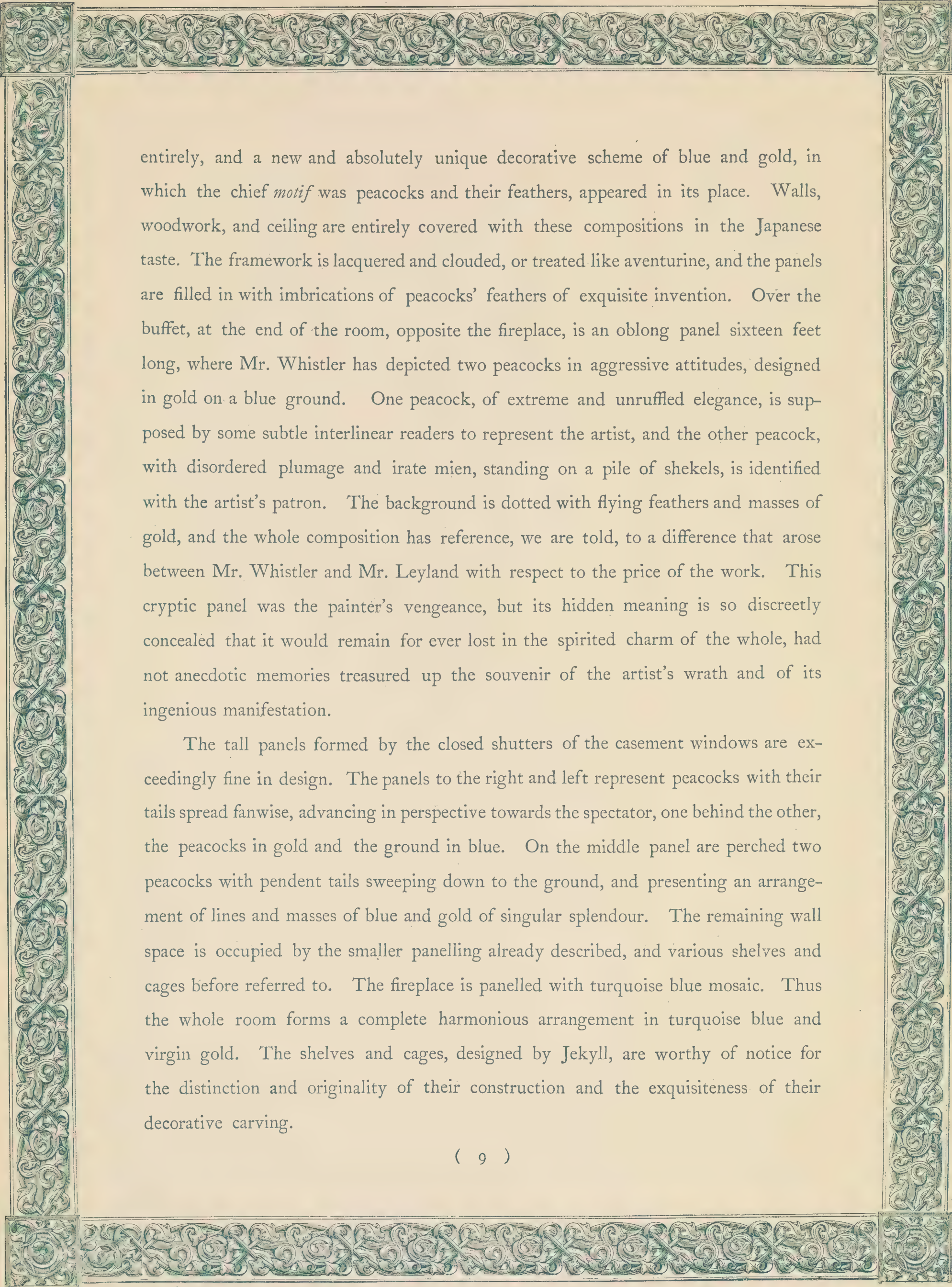
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From the May number of THE ART JOURNAL, which contains an article, by Mr. Val Prinsep, A.R.A., and Mr. Lionel Robinson, on "The late Mr. F. Leyland's Collection in Prince's Gate." With 8 illustrations.



The Peacock Room. Decorated by J. McNeill Whistler.

From the May number of THE ART JOURNAL, which contains an article, by Mr. Val Prinsep, A.R.A., and Mr. Lionel Robinson, on "The late Mr. F. Leyland's Collection in Prince's Gate." With 8 illustrations.



entirely, and a new and absolutely unique decorative scheme of blue and gold, in which the chief *motif* was peacocks and their feathers, appeared in its place. Walls, woodwork, and ceiling are entirely covered with these compositions in the Japanese taste. The framework is lacquered and clouded, or treated like aventurine, and the panels are filled in with imbrications of peacocks' feathers of exquisite invention. Over the buffet, at the end of the room, opposite the fireplace, is an oblong panel sixteen feet long, where Mr. Whistler has depicted two peacocks in aggressive attitudes, designed in gold on a blue ground. One peacock, of extreme and unruffled elegance, is supposed by some subtle interlinear readers to represent the artist, and the other peacock, with disordered plumage and irate mien, standing on a pile of shekels, is identified with the artist's patron. The background is dotted with flying feathers and masses of gold, and the whole composition has reference, we are told, to a difference that arose between Mr. Whistler and Mr. Leyland with respect to the price of the work. This cryptic panel was the painter's vengeance, but its hidden meaning is so discreetly concealed that it would remain for ever lost in the spirited charm of the whole, had not anecdotic memories treasured up the souvenir of the artist's wrath and of its ingenious manifestation.

The tall panels formed by the closed shutters of the casement windows are exceedingly fine in design. The panels to the right and left represent peacocks with their tails spread fanwise, advancing in perspective towards the spectator, one behind the other, the peacocks in gold and the ground in blue. On the middle panel are perched two peacocks with pendent tails sweeping down to the ground, and presenting an arrangement of lines and masses of blue and gold of singular splendour. The remaining wall space is occupied by the smaller panelling already described, and various shelves and cages before referred to. The fireplace is panelled with turquoise blue mosaic. Thus the whole room forms a complete harmonious arrangement in turquoise blue and virgin gold. The shelves and cages, designed by Jekyll, are worthy of notice for the distinction and originality of their construction and the exquisiteness of their decorative carving.

Leaving the Entrance Hall, passing through a LARGE LOBBY, within which is a well-fitted enclosed Lavatory, and going down a few steps, is reached

THE LIBRARY,

Measuring 29 ft. by 19 ft. 6 in.

The particular sanctum of the late owner. It is a long room, panelled with American walnut, hung above the dado with old gold Spanish leather, with a soft floral design interspersed between bold red-brown Arabesques. Fitted with an ebonized chimney-piece and dog stove, surrounded by ornamental tiles. The windows guarded by light ornamental iron grilles.



The whole of
THE FIRST FLOOR
is occupied by

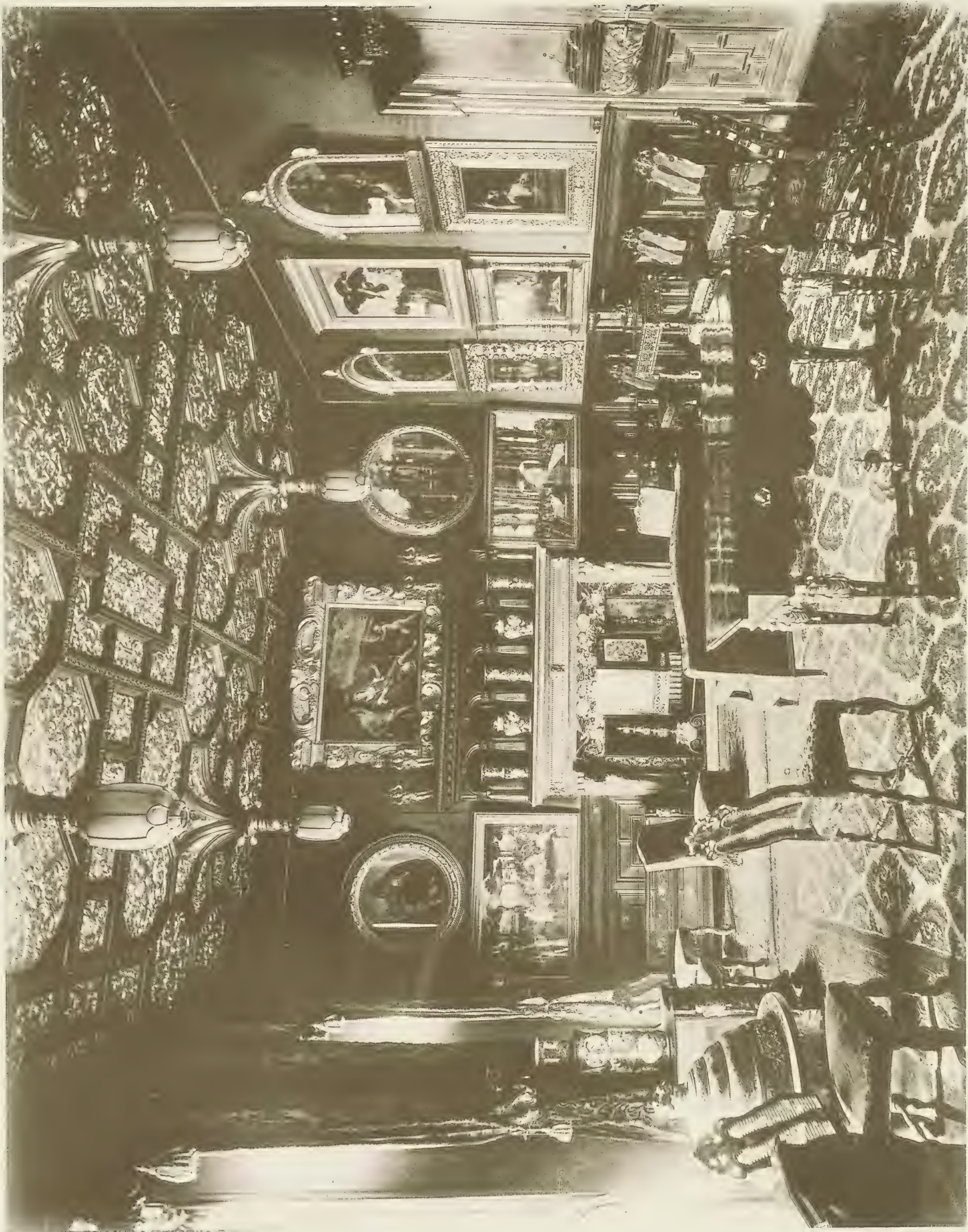
THREE MOST CHARMING SALONS, OR DRAWING ROOMS,

Communicating with each other, and measuring respectively 33 ft. 6 in. by 20 ft.,
29 ft. by 28 ft. and 32 ft. 6 in. by 20 ft. 6 in.,

and capable of being converted into one vast rectangular room, which would be square were it not for the block that is reserved for the staircase and landing. One Salon fronts on Prince's Gate, the other on the gardens, while the intermediate Salon has a glass roof and a large alcove built out over the vestibule. The general scheme of decoration in these three rooms is the same. The ceilings are identical in design, also the wainscoting, the wall hangings, and all the details of the wood-work and fixed drapery.



THE DRAWING ROOMS.



THE WEST SALON.

* * The screen, designed by Mr. Norman Shaw, was suggested by the rood-loft of the cathedral of Bar-le-Duc, which was sold by Mr. Murray Marks to the South Kensington Museum, where it now stands. Mr. Shaw's screen is composed of a frame of panelled and carved walnut, with bars of burnished brass, and it is so arranged that it can be entirely removed when it is desired to open the two salons and the intermediate room and to form one grand reception salon. The idea of this division is very felicitous; the screen adds greatly to the variety of aspect of the room, and the combination of carved wood and brass grating possesses a richness, lightness, and elegance which no door, however ornate and monumental, could ever rival.



THE SECOND SALON

is uniform in style and decoration with the first and intermediate drawing-rooms, inasmuch as when the dividing screens are removed, the three are intended to form

One Grand Room seventy feet long,

with a spacious wing at each end. The ceiling is panelled in natural walnut, with caissons of gilt arabesque design. The walls above the dado of American walnut are hung with silk of old-gold tone.



One side of

THE THIRD SALON

is taken up by the three casement windows, through which we see a characteristic landscape of aristocratic London, Prince's Gate gardens, with its symmetrical lawns of intense green, the severe elliptical curves of yellow gravel-walks, the sturdy silhouettes of trees, whose blackened and intricately gnarled branches bear witness to a long and dismal struggle against the elements.

THE SECOND FLOOR

is arranged as under—

The Best Bed Room,

Facing West, measures 25 ft. by 24 ft.

and is fitted with superbly-carved veined marble chimneypiece, the brass-mounted dog stove being surrounded by ornamental tiles, and hearth to match.

A DRESSING ROOM,

24 ft. by 16 ft.,

with marble chimneypiece, and slow combustion stove with tiled sides.

THE NORTH BED ROOM,

Measuring 17 ft. by 16 ft.

Fitted with marble chimneypiece and register stove.

⊙ **A Dressing Room,** ⊙

Measuring 16 ft. by 15 ft., with jewel safe in wall.

THE EAST BED ROOM,

Overlooking Prince's Gardens,

Measuring about 24 ft. by 21 ft., with handsome marble chimneypiece and dog stove.

A Dressing Room,

Measuring about 18 ft. by 12 ft.

with veined marble chimneypiece, and fitted with Bath, marble Lavatory, and complete hot and cold water supplies, W.C., &c., &c.

ON THE THIRD FLOOR,

A BED ROOM,

Facing West, measuring 25 ft. by 24 ft.,

with veined marble chimneypiece, an outer carved wood chimneypiece, dog stove
with tiled sides, back and hearth.

A Dressing Room adjoining,

Measuring 24 ft. by 16 ft.

Fitted with white marble chimneypiece and slow combustion stove, with tiled sides.

A CAPITAL BED ROOM,

Facing North, measuring about 17 ft. by 16 ft.

Fitted with white marble chimneypiece and register stove, communicating with

≡ A ❁ Dressing ❁ Room, ≡

about 16 ft. by 15 ft.,

with white marble chimneypiece and slow combustion stove.

A Bed Room

Facing East and overlooking Prince's Gardens,

24 ft. by 21 ft.

with white marble chimneypiece, slow combustion stove and tiled sides,
communicating with

~ A ❁ DRESSING ❁ ROOM, ~

18 ft. by 12 ft.

with white marble chimneypiece, and register stove,

HOUSEMAID'S CLOSET, W.C., &c.

ON THE UPPER FLOOR,

IS

A CAPITAL LIGHT LANDING,

well fitted with presses, cupboard, &c., and having a Housemaid's Closet, and W.C.

Approached from

A GOOD CORRIDOR,

ARE

SEVEN SERVANTS' BED ROOMS,

as under :

No. 1.—A BED ROOM (facing West) with painted stone chimney-piece and register stove.

No. 2.—A SMALL BED ROOM (facing West).

No. 3.—A GOOD BED ROOM (facing West) with painted stone chimney-piece and register stove.

Nos. 4 and 5.—TWO BED ROOMS (facing North) with painted stone chimney-pieces and register stoves.

No. 6.—A LARGE BED ROOM or Maid's Work Room (facing East) with painted stone chimney-piece and register stove.

No. 7.—A HOUSEMAID'S BED ROOM, fitted with range of linen presses, painted stone chimney-piece and register stove.

IN THE BASEMENT, are

Very Complete Domestic Offices,

COMPRISING :

A SERVANTS' HALL, with stone chimney-piece and stove, and well fitted with cupboards, &c.

A BOOT LOBBY and SEVERAL CELLARS.

A CAPITAL HOUSEKEEPER'S ROOM, with painted stone chimney-piece register stove, spacious presses, cupboards, &c.

A BUTLER'S BED ROOM, with sink and water supply, painted stone chimney-piece, stove and wardrobe cupboard.

A WELL-LIGHTED KITCHEN, fitted with open range, smoke jack, hot plates and closets, large gas stove, and sink with hot and cold supply, dresser, presses, &c.

A GOOD SCULLERY with three sinks, draining board, racks and cupboards.

A VAULTED PASTRY LARDER, with slate shelves ; also

VEGETABLE, MEAT and GAME LARDERS.

VERY LIGHT AREAS and LOBBIES.

SPACIOUS CELLARS, for wine, beer, coals and wood.

A BUTLER'S PANTRY, well fitted with presses, cupboards, plate safe and sink with hot and cold water, painted stone chimney-piece and cooking range.

A STILLMAID'S CUPBOARD, LIFT ROOM,

&c., &c., &c.

—•—
SPEAKING TUBES to Drawing Room Landing, also to the two Best Bed Rooms.

THERE IS A
STRONG * LUGGAGE * LIFT
and a
* SECONDARY * STAIRCASE *
of Stone from the BASEMENT to the TOP FLOOR.



Electric Light

Is Supplied to each LEVEL, except the Basement and two Upper Floors, GAS is laid on throughout, and the SANITATION is MODERN.



The Tenant has the right of access to the Ornamental Gardens in the rear, on payment of £3 10 0 per Annum.



The Vendors reserve the right to sell the Contents of the Residence by Auction on the premises at any time prior to the completion of the Sale.





THE STABLING

is situate near the House and known as

No. 68, PRINCE'S MEWS,

It is of neat erection, Built of Brick and Stone, with Slate Roof,
and comprises :

Seven Stalls, One Loose Box, Harness Room,
Two Coach Houses for Three or Four Carriages,
Sitting Room, Three Bed Rooms, W.C. and
Lofts over.





THE TENURE OF THE PROPERTY IS AS FOLLOWS:—

— THE * RESIDENCE —

is held for a term of **80** years from the 29th September, 1869,

Thus leaving 57½ years unexpired,

AT A GROUND RENT OF **£160** PER ANNUM.



The Stabling is held under a separate lease for an exactly similar term, at the moderate

GROUND RENT OF **£20** PER ANNUM.



NOTE.—*The whole of the Gas Fittings, Electric Light Installation and Fittings, Tenant's Fixtures and other items, as enumerated in an Inventory (which will be produced at the Sale), will be included in the purchase.*



CONDITIONS OF SALE.

I. The highest bidder to be the purchaser, the vendors fixing a reserve price and reserving the right to bid up to such reserve price by themselves or their agents.

II. No person is to advance on each bidding less than the sum which shall be fixed by the auctioneers at the time of the sale or retract a bidding, and if any dispute arise the property is to be put up again at the last undisputed bidding or the auctioneer may determine the dispute.

III. The purchaser is at the close of the sale to him to pay to the auctioneer a deposit of £10 per cent. on the amount of his purchase money, and to sign an agreement in the form subjoined to these conditions for the completion of his purchase according to these conditions, and to pay the remainder of his purchase-money on the 8th day August next, at the office of Messrs. ROWCLIFFES, RAWLE & Co., of No. 1, Bedford Row, London, W.C., at which time and place the purchase is to be completed, and the purchaser paying his purchase-money is as from that day to be let into possession of the property, and shall from the same day pay all outgoings (including the rent reserved by the leases). All current rents and outgoings if necessary to be apportioned, and if from any cause whatever other than wilful default on the part of the vendors the completion of the purchase is delayed beyond the before-mentioned day the remainder of the purchase-money is to bear interest at the rate of £5 per cent. per annum from that day to the day of actual payment thereof.

IV. The purchaser is within fourteen days after the delivery of his abstract to send to Messrs. HILL, DICKINSON & Co., of 10, Water Street, Liverpool, the solicitors of the vendors, a statement in writing of all the objections to and requisitions (if any) as to the title or evidence of title or the abstract, and subject thereto the title is to be deemed accepted, and all objections and requisitions not included in any statement sent within the time aforesaid are to be deemed waived, and an answer to any objections or requisitions is to be replied to in writing within ten days after the delivery thereof, and if not so replied to, is to be considered satisfactory, and time is to be deemed in all respects as of the essence of this condition. If the purchaser should take any objection or make any requisition which the vendors are unable or unwilling to remove or comply with, and should not withdraw the same after being required so to do, the vendors may by notice in writing delivered to the purchaser or his solicitors, and notwithstanding any intermediate negotiation, rescind the contract for sale, and the vendors are within one week after such notice to repay to the purchaser his deposit money, which is to be accepted by him in satisfaction of all claims on any account whatever, and the purchaser is to return forthwith all abstracts and papers in his possession belonging to the vendors.

V. The property described in the particulars is sold subject to the reservations, rents, covenants and conditions contained respectively in two indentures of lease, both dated the 9th day of February, 1870, and made between Charles James Freake of the one part, and The Right Honourable Charles Somers, Earl Somers, of the other part, and subject also to all other rights and easements (if any) affecting the same. If any error or omission shall be found in the particulars the same shall not annul the sale, nor entitle the purchaser to be discharged from his purchase, nor shall he claim any compensation in respect thereof.

VI. The said leases of the 9th day of February, 1870, will be produced at the sale, and may be inspected at the office of Messrs. ROWCLIFFES, RAWLE & COMPANY, 1, Bedford Row, London, W.C., at any time within one week previously, and the purchaser shall be deemed to have full notice of the contents of the said leases.

VII. The abstract of title is to commence, as to No. 49, Princes Gate, with an indenture of lease dated the 9th day of February, 1870, and as to 68, Princes Mews, with a like indenture of the same

CONDITIONS OF SALE—*continued.*

date, and the purchaser shall not call for the production of or make any objection or requisition respecting the lessors' or previous title, although the same may be recited or referred to, or he may otherwise have notice thereof, but shall assume that the leases were well granted.

VIII. On payment of the balance of the purchase-money at the time and place aforesaid, the purchaser shall be entitled to a proper assurance of the property from the vendors and all other necessary parties (if any), such assurance to be prepared by and at the expense of the purchaser. The vendors being trustees shall not be required to enter into any covenant except the usual express or implied statutory covenant that they respectively have not incumbered, and the concurrence of the persons beneficially interested shall not be required.

IX. The purchaser shall covenant to indemnify the vendors and the estate of the testator against the rents and covenants contained in the said leases of the 9th day of February, 1870, and shall for that purpose if required execute and deliver to the vendors a duplicate of the assignment, to be prepared by and at the expense of the vendors.

LASTLY. If the purchaser should neglect or fail to comply with any of the above conditions his deposit-money is to be forfeited to the vendors, who may with or without notice resell the property, without previously tendering an assignment to the defaulter at this sale, and any resale may be made by auction or private contract, at such time, subject to such conditions and in such manner generally as the vendors may think proper; and if thereby the vendors should incur a loss by reason of diminution in price or expenses, or both, after taking into account the deposit, the purchaser at this sale is to pay to the vendors the amount of such loss as liquidated damages, and on any such resale by auction the lot or lots offered for sale may be bought in, and all expenses consequent on an unsuccessful attempt to resell are to be forthwith paid to the vendors by the defaulters at this sale.



AGREEMENT.



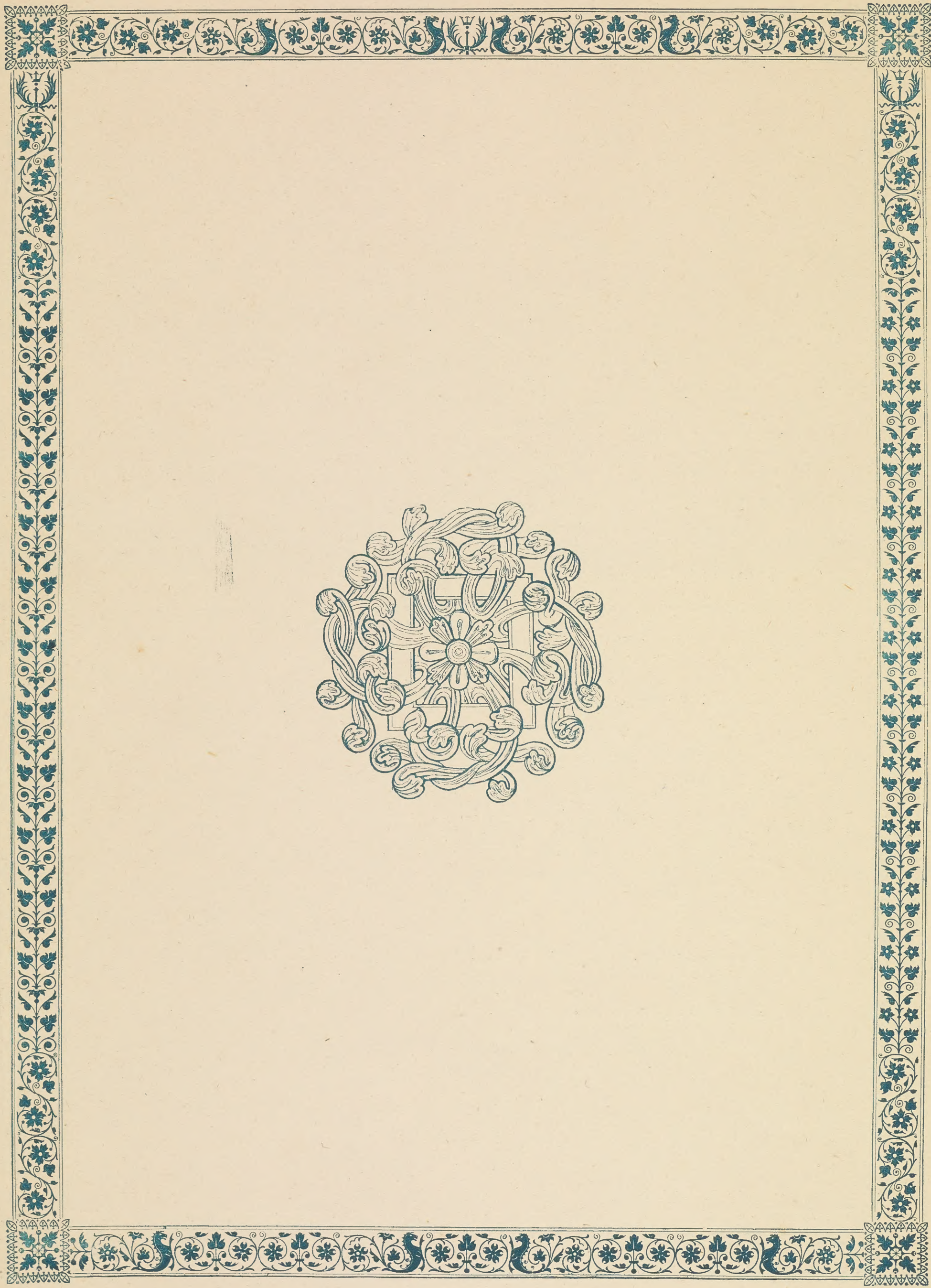
I,
of
do hereby acknowledge that at the sale by auction this day I was the highest bidder for and was declared to be the purchaser of the property described in the within Particulars of Sale, at the sum of £ _____, and that I have paid the sum of £ _____ as a deposit and in part-payment of the said purchase-money to Messrs. OSBORN & MERCER, and I hereby agree to pay the remainder of the said purchase-money, and to complete the said purchase according to the within Conditions of Sale.

Witness my hand this _____ day of June, 1892.

Purchase-money	-	£	:	:
Deposit	-	£	:	:
<hr/>				
Balance to be paid		£	:	:
<hr/> <hr/>				

As Agents for _____ we hereby confirm this sale, and as stakeholders acknowledge the receipt of the said deposit of £ _____

Abstract of title to be sent to _____



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